

1 390 000 €

**For sale villa****7 rooms****Surface : 248 m<sup>2</sup>****Surface of the land : 3975 m<sup>2</sup>****Exposition : Sud****View : Vallée du loup****Hot water : Thermodynamique****Inner condition : excellent****External condition : good****Features :**

pool, heated pool, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, Terrain de boules

5 bedroom

2 bathrooms

2 showers

1 cellar

**Energy class (dpe) : C****Emission of greenhouse gases (ges) : A**

Document non contractuel

17/09/2024 - Prix T.T.C



### Villa 2194 Tourrettes-sur-Loup

In the town of Tourrettes sur Loup, 5 minutes from the village (west side) Large villa in perfect condition (248 m<sup>2</sup>) comprising 3 independent accommodations with heated swimming pool (12 x 5 m) on 3,975 m<sup>2</sup> of land. Garden level: The main house (152 m<sup>2</sup>): Entrance, guest toilet, fitted independent kitchen, large bright living room equipped with a wood stove, two bedrooms (air-conditioned) with en-suite bathrooms and showers, a large dressing room and an office. Lower garden level: 2-room apartment (62 m<sup>2</sup>) with terrace: entrance, equipped open-plan kitchen, living/dining room, bedroom, shower room with toilet. Upper garden level: Large air-conditioned studio (33 m<sup>2</sup>) with shower room and toilet. Laundry room, workshop, storage of approximately 20 m<sup>2</sup>. Central heating (heat pump) Swimming pool (12 x 5 m) heated with a roller shutter and salt filtration. Sauna with shower and toilet. 3 car shelter Fully enclosed land. South exposure. The entire property is extremely well maintained.

Fees and charges :

1 390 000 € fees included

